



**REGULAR MEETING
AGENDA
CITY OF CREVE COEUR
CITY COUNCIL
300 NORTH NEW BALLAS RD
SEPTEMBER 28, 2022
7:00 PM**

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

COMMENTS FROM THE GENERAL PUBLIC

ACCEPTANCE OF THE AGENDA

ANNOUNCEMENTS

*The City Council meets the 2nd and 4th Monday of each month
6:00 p.m. - 7:00 p.m. - Work Session
7:00 p.m. - Regular Meeting of the City Council*

CONSENT AGENDA

- 1. Approval of September 12, 2022 City Council Regular Meeting Minutes**

BILLS PAYABLE REPORT

For Information Only

Invoices Paid Listing

Summary: For your information and transmittal to the City Council, attached is a list of paid invoices from September 7, 2022 through September 20, 2022 in the amount of \$460,361.88.

UNFINISHED BUSINESS

- 2. Substitute Bill No. 6018- an Ordinance Approving a Text Amendment to the Conditional Use Standards Within Section 405.470.A.14 of the Zoning Code Pertaining to Food Services and Drinking Places with Drive-Through Services. Final Reading and Passage.**
Summary: Jason Jaggi, Director of Community Development, on behalf of the City of Creve Coeur, Planning Division, has submitted a text amendment application to consider amendments to the conditional use standards as provided by Section 405.470.A.14 Food Services and Drinking Places (NAICS 722). Specifically, the text amendment proposes changes to the conditional use standards for drive through restaurants with respect to site design, size of



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buildings, and operational aspects of these uses. The current regulations for drive-through restaurants were adopted by the City in 2014. The Planning and Zoning Commission reviewed and recommends approval. The City Council reviewed the proposed ordinance at work sessions on August 8 and September 12, 2022. This legislation received first reading on July 11, 2022, and a substitute bill was introduced on September 12, 2022.

3. Bill No. 6030- an Ordinance Authorizing a New Conditional Use Permit for Commercial Banking and Drive through Services for First Bank, Located at 11901 Olive Boulevard, Zoned CB- Core Business District. Final Reading and Passage.

Summary: Jason Gray, on behalf of First Bank, has submitted an application for a Conditional Use Permit, Site Development Plan and associated Boundary Adjustment for the construction of a new First Bank building and parking garage at 11901 Olive Boulevard in the “CB” Core Business Zoning District to replace the existing building. The project includes a 4-story, 85,000 square foot office building, separate 2-level parking garage and a drive through ATM with dedicated lane. The Planning and Zoning Commission approved the boundary adjustment and recommended approval of the overall project at the September 6, 2022 meeting.

4. Bill No. 6031- an Ordinance Authorizing a Second Amendment to Ordinance Number 5276 and Authorizing Signage for the New Building at 701 South New Ballas Road on the Mercy Hospital Campus. Final Reading and Passage.

Summary: Geralyn Lynch, of Mercy Hospital, has submitted an application for an amendment to the Master Sign Plan for the Mercy Hospital campus. The request will expand the Master Sign Plan to include signage for the new Mercy Ballas campus located at 701 S. New Ballas Road in the “PH” Planned Hospital zoning district, to be consistent in size and appearance with the rest of the campus signage. Section 405.955 Master Signage Plans provides that as an alternative to what would otherwise be allowed, signs may be permitted in accordance with a comprehensive plan of signage for planned developments and large campus developments of contiguous multi-acre areas, not separated by major highways or public rights-of-way (like Olive) subject to the recommendation of the Planning and Zoning Commission and approval of the City Council. The Planning and Zoning Commission recommended approval of the sign plan amendment at the September 6, 2022 meeting.

5. Bill No. 6032- an Ordinance Vacating Excess Right-Of-Way Identified As Malcolm Terrace Subdivision, Block 10 Alley and Establishing a Utility Easement Within the Same Boundaries. Final Reading and Passage.



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Summary: Paula Miller and John Taylor, owners of the property at 332 Eugenia Street, and other affected property owners have submitted a request to vacate the approximately 15-foot-wide alleyway between South Mosley and Eugenia Street that is south of Elzey Street. The submitted vacation plan provides for a 15-foot-wide utility easement within the vacated area. City Council action is required to approve right-of-way vacations. The Planning and Zoning Commission recommended approval at their September 6, 2022 meeting.

- 6. Bill No. 6033- an Ordinance Amending Ordinance Number 5498, a Conditional Use Permit for an Automotive Dealership Service Facility Pursuant to Section 405.360(C)Of the City of Creve Coeur's Code of Ordinances for the Lou Fusz Subaru Located Within the "GC" General Commercial Business District, to Include the Property at 1000 N. Lindbergh Boulevard. Final Reading and Passage.**

Summary: Stephen Hollander, of S. J. Hollander, Architect, has submitted an application for an amendment to the Conditional Use Permit for Lou Fusz Subaru to allow an expansion of the Lou Fusz Subaru service facility at 1000 N. Lindbergh Boulevard with associated Site Development Plan. The existing building, formerly Edwards Carpet, will be converted to provide additional Subaru vehicle service. Under Section 405.210, Table A of the Zoning Code, New Car Dealers (NAICS 441110) in the "GC" zoning district require the issuance of a conditional use permit subject to the recommendation of the Planning and Zoning Commission and approval of the City Council. The Planning and Zoning Commission recommended approval of the project at the September 6, 2022 meeting.

NEW BUSINESS

- 7. Resolution No. 1607- a Resolution of the City Council of the City of Creve Coeur, Missouri, Authorizing the Execution of a Contract with STF LLC D/B/A Traffic Control Company for the 2022 Roadway Striping Project for the Not-To-Exceed Amount of \$64,450.00.**

Summary: Public Works staff has reviewed the bid that was submitted for the 2022 Roadway Striping Project and recommends that the City enter into a contract with STF, LLC (Traffic Control Company) for this annual project to refresh and improve pavement markings along the City's streets.

- 8. Resolution No. 1608- a Resolution of the City Council of the City of Creve Coeur, Missouri Authorizing Execution of a Two-Year Agreement with a One-Year Extension with Local Cleaners Llc to Provide Cleaning Services at the Creve Coeur Government Center, Police Building, and the Dielmann Recreation Center for a Monthly Fee of \$5,100.00 (\$61,200.00 Annually).**



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Summary: Public Works recommends the approval of a contract with Local Cleaners LLC to provide cleaning services at the Government Center, Police Building, and Dielmann Recreation Center.

APPOINTMENTS

9. Audit Committee

BUSINESS FROM MAYOR AND CITY COUNCIL

10. Council Liaison Reports

BUSINESS FROM CITY ADMINISTRATOR

Pursuant to Section 610.022 RSMo., the City Council could, at any time during the meeting, vote to close the public meeting and move to closed session to discuss matters relating to litigation, legal actions and/or communications from the City Attorney as provided under Section 610.021(1) RSMo. and/or personnel matters under Section 610.021(13) RSMo. And/or employee matters under Section 610.021(3) RSMo. and/or real estate matters under Section 610.021(2) or other matters as permitted by Chapter 610.

If you need special accommodations to attend a meeting, services may be arranged by contacting the Office of the City Administrator in advance.

Posted: _____ posted 09/23/2022
Kellie Henke
City Clerk